

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, JANUARY 29, 2013
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Trevor Davis, Augie DeFrance, Annabelle Malone, Ed Monarca, Phil Pessina, Larry Riley
Members Absent: Ed Dypa, Ryan Kennedy, Bill Wasch
Others Present: Beth Lapin, Bill Oliver and Naveen Macherla (IT), Ron Organek, Jim Salemi (Middletown Press)
Guests: John Ireland (SP+A)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:03 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the January 14, 2013 minutes. Augie DeFrance made the motion to accept, seconded by Larry Riley. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

There was no financial statement for this meeting.

BUDGET ITEMS

Beth indicated receipt of an invoice from SP+A for \$15,948.80, which included 20% toward Construction Documents (\$9,954), 10% Amendment #1 Construction Documents (\$1,794.80), and 20% for Amendment #2 Schematic Design (\$4,200). Larry Riley made the motion to pay the invoice, seconded by Augie DeFrance. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

Ron Organek asked for an update on the Military Museum, which was reported under New Business.

5.0 OLD BUSINESS

There was none to report.

6.0 NEW BUSINESS

BUILDING INTERIOR DEMOLITION

Ron indicated that Public Works staff cleaned out rugs, acoustic tiles, and much of the plywood subflooring. He said the hardwood floors in main rooms were in decent shape but they hadn't finished main corridor. The committee will write a thank you letter for all their great work and savings.

GEOHERMAL UPDATE

Public Works also dug several test pits to determine location of existing pipes and water lines. They discovered the original burned school was used as fill, which could be used under lawns and gardens but perhaps not the parking area, due to potential subsidence. Pete Tavino will prepare a final design, contingent on fine details and there may be some cost implications.

CONSTRUCTION DRAWINGS REVIEW: SP+A

John Ireland reviewed recent exterior modification which included retaining an outdoor shed for gas and adding a 10" x 14" kitchen exhaust that extended 40 inches above roofline in the back and goose-necked back down. In discussing the kitchen's grease trap and layout, the committee recommended SP+A meet with Sal Nesci, chief sanitarian.

The committee also decided vinyl curtains during winter weather would best solve the entry's heat transfer issue. They also asked SP+A to provide an estimate for radiant heat at the entrance to eliminate the need to shovel. SP+A landscape architects will provide a design to determine Middletown Garden Club opportunities.

INFORMATION TECHNOLOGY /SECURITY: Bill Oliver

Based on SHPO's response that security cameras be installed with least possible damage, Bill indicated there will be eight total (two at each corner).

He and John Ireland designated a second space on the lower floor off the game room for electrical work. He also pinpointed a recommended AT&T service point and the need for conduit for that and cable, which SP+A will accommodate. In reviewing his plans, the committee asked that he add a PA system in the lower level dining area. He will provide marked CAD drawings to SP+A next week.

Bill indicated his current plans incorporate a basic tracking system but not a more complex one. Phil will do some more research on the benefits and bring information back to the committee.

Bill also suggested some cost-saving options for electrical work and fixtures/furniture, related to existing city contracts. Ron will set up meeting first week in February with the Mayor, Joe Samolis, Donna Imme, John Ireland, and Phil to obtain clarification on the mayor's local labor executive order.

SHPO RESTORATION FUNDS UPDATE

Ron reported we received notice the city was awarded \$172,300 from SHPO for exterior restoration work, contingent on approval of front entry modifications.

SHPO TAX CREDITS UPDATE

There was no update from Jan Cunningham, as construction drawings are required for her to progress.

MILITARY MUSEUM UPDATE

Ron K. explained that the Common Council agenda was to have acceptance of the \$300K grant, but it wasn't on there, apparently due to some confusion in Senator Doyle's office. Several veterans (Augie DeFrance, Ron Organek, Larry Riley, and Steve Nelson) will be meeting with

Joe Samolis on Thursday to try to move this project along. Phil P suggested an interim storefront, if the timing doesn't work.

EAGLE ENVIRONMENTAL TESTING

Bob D told Ron that Eagle might separate specs for interior and exterior. If so, this would be outside of scope of contracted work and they may request additional funds, John Ireland indicated Eagle has been responsive, testing as needed, during the demolition.

7.0 OTHER BUSINESS

PARKING ON DURANT TERRACE AND BIRDSEY AVENUE

Ron asked Phil to talk with Sergeant Aresco about the process to move on-street parking on Durant Terrace and Birdsey Avenue to the Senior Center side of those streets.

Ron also reported the neighbors want to have a neighborhood block party when the Senior Center opens.

ASSISTANT/COORDINATOR COMPENSATION

The committee recommended that Beth Lapin's salary be increased by \$2 per hour to \$20 per hour. Larry Riley made a motion that Annabelle Malone seconded and the vote was unanimous. Ron will write a memo to the mayor requested this change.

With the city reorganization, Doc Havlicek said he might be able to arrange for a nurse at the Senior Center more often.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Larry Riley and seconded by Augie DeFrance, the vote was unanimous and the meeting adjourned at 7:54 PM.